



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 07, 2021 08:35 AM Fee: \$42.00

2021198866

Electronically Recorded

AVALON MASTER COMMUNITY, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Avalon
2. The name of the Association: Avalon Master Community, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: PS Property Management ATTN: William Canales
Mailing Address: PO Box 7079 Round Rock, Texas 78683
Telephone Number: (512) 251-6122
Email Address: avalon@psprop.net; info@psprop.net

6. Website for Dedicatory Instruments: <https://owner.psprop.net>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:


Resale Certificate: \$375
Working Capital: \$300
New Acct Setup: \$95

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

AVALON MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: MARK S MCDONALD
Title: BOARD PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 2nd day of SEPTEMBER, 2021, by MARK MCDONALD, the BOARD PRESIDENT of AVALON MASTER COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)


Notary Public Signature

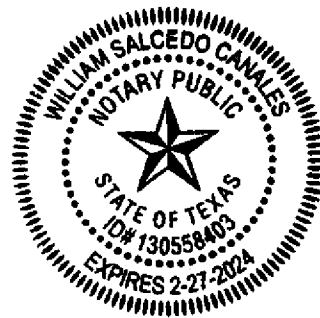


EXHIBIT A

Document	Recording Information
Avalon Master Covenant	Document No. 2006064285
Avalon Notice of Applicability [Phase 1]	Document No. 2006198636
Avalon Development Area Declaration [Phase 1]	Document No. 2006198637
Avalon Notice of Applicability [Phase 2]	Document No. 2006198639
Avalon Development Area Declaration [Phase 2]	Document No. 2006198640
First Amendment to Development Area Declaration [Phase 1]	Document No. 2006208124
First Amendment to Avalon Development Area Declaration [Phase 2]	Document No. 2006211330
Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 3]	Document No. 2006243808
Second Amendment to Development Area Declaration [Phase 1]	Document No. 2007012258
Second Amendment to Avalon Development Area Declaration [Phase 2 & Phase 3]	Document No. 2007012259
Third Amendment to Avalon Development Area Declaration [Phase 2]	Document No. 2007132484
Avalon Notice of Applicability [Phase 4]	Document No. 2008201104
Avalon Development Area Declaration [Phase 4]	Document No. 2008201105
Avalon Amendment to Development Area Declaration [Applies to: Phase 1, Phase 2, Phase 3 and Phase 4]	Document No. 2009047702
Avalon Amendment to Development Area Declaration [Applies to: Phase 1, Phase 2, Phase 3 and Phase 4]	Document No. 2009198355
Avalon Notice of Applicability [Phase 7A]	Document No. 2009212448
First Amendment to Avalon Master Covenant	Document No. 2011114543
Amendment to Avalon Development Area Declaration	Document No. 2011165185
Design Guidelines for Avalon	Document No. 2011165364
Avalon Community Manual	Document No. 2011176942
Avalon - Amendment to Development Area Declaration	Document No. 2012053296
Avalon - Notice of Applicability [Section 9A]	Document No. 2012054355
Avalon - Development Area Declaration [Phase 9A]	Document No. 2012054601
Avalon - Development Area Declaration [Applies to all Phases]	Document No. 2013088196
First Amendment to Design Guidelines for Avalon	Document No. 2013088197
Avalon Notice of Applicability of Master Covenant [Phase 7B],	Document No. 2013130480
Avalon - Development Area Declaration [Phase 7B]	Document No. 2013130747
Amendment to Avalon Development Area Declarations	Document No. 2013197904
Second Amendment to Design Guidelines for Avalon	Document No. 2013197905
Avalon Notice of Applicability of Master Covenant [Phase 10]	Document No. 2014053286
Avalon - Development Area Declaration [Phase 10]	Document No. 2014053422
Avalon Notice of Applicability of Master Covenant [Phase 6A]	Document No. 2014062133
Avalon - Development Area Declaration [Phase 6A]	Document No. 2014062277
Amendment to Avalon Development Area Declaration	Document No. 2014065035

Avalon Notice of Applicability of Master Covenant [Phase 9B]	Document No. 2014083881
Avalon Development Area Declaration [Phase 9B]	Document No. 2014084227
Avalon Notice of Applicability of Master Covenant [Phase 15A]	Document No. 2014093229
Avalon Development Area Declaration [Phase 15A]	Document No. 2014093465
Avalon Notice of Applicability of Master Covenant [Phase 5B]	Document No. 2014169167
Avalon Development Area Declaration [Phase 5B]	Document No. 2014169723
Avalon Notice of Applicability of Master Covenant [Phase 8A]	Document No. 2014181510
Avalon Development Area Declaration [Phase 8A]	Document No. 2014181590
Avalon Notice of Applicability of Master Covenant [Phase 5A]	Document No. 2015003919
Avalon Development Area Declaration [Phase 5A]	Document No. 2015004239
Avalon Notice of Applicability of Master Covenant [Phase 11A]	Document No. 2015031708
Avalon Development Area Declaration [Phase 11A]	Document No. 2015031789
Avalon Notice of Applicability [Adding Phase 6B]	Document No. 2015062596
Avalon Notice of Applicability of Master Covenant and Development Area Declaration [Phase 15B]	Document No. 2015062967
Avalon Notice of Applicability of Master Covenant and Development Area Declaration [Adding Phase 16A]	Document No. 2016021894
Avalon Notice of Applicability of Master Covenant and Development Area Declaration [Adding Phase 9C]	Document No. 2016032735
Avalon Notice of Applicability of Master Covenant and Development Area Declaration [Adding Phase 12A]	Document No. 2016069866
Avalon - Notice of Applicability [Section 6C]	Document No. 2016112497
Avalon First Amendment to Development Area Declaration [Phase 8A & 8B]	Document No. 2016142713
Avalon - Notice of Applicability [Phase 13A]	Document No. 2016144941
Avalon Development Area Declaration [Phase 13A]	Document No. 2016145312
Avalon - Notice of Applicability [Phase 5C]	Document No. 2016146080
Avalon Notice of Applicability of Master Covenant and Development Area Declaration [Phase 11B]	Document No. 2016148223
Amended and Restated Avalon Notice of Applicability [Adding Phase 8B]	Document No. 2016198111
Avalon - Notice of Applicability [Phase 16B]	Document No. 2017038880
Third Amendment to Design Guidelines for Avalon	Document No. 2017053829
Avalon Amendment to Development Area Declaration	Document No. 2017103005
Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 13B]	Document No. 2017115086
Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 14]	Document No. 2017156065
Avalon Development Area Declaration [Phase 14]	Document No. 2017156310
Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 12B]	Document No. 2018021322

Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 17A]	Document No. 2018025201
Avalon Supplement to Community Manual and Amendment to Bylaws	Document No. 2018157801
Avalon Notice of Applicability to Master Covenant and Development Area Declaration [Phase 17B]	Document No. 2019007705
Avalon Supplement to Community Manual [Attachment 14 – Rental and Leasing Rules]	Document No. 2019131807
Avalon Supplement to Community Manual [Attachment 15 – Policy Prohibiting Offensive Content]	Document No. 2021063468